

Sky Gardens, Wandsworth Road, Lambeth, SW8

Offers in the region of: £499,950

Benham & Reeves

Sky Gardens, Wandsworth Road, Lambeth, SW8

1 Bedroom | 1 Bathroom | Leasehold

This remarkable one bedroom apartment is located on the 25th floor of Sky Gardens in Vauxhall, a luxury residential development completed in 2017, spanning 495 square feet (approx.) of accommodation. This property features expansive floor-to-ceiling windows that offer breathtaking views of London and an open-plan reception room with a modern, integrated kitchen. There is a winter garden, a luxury bathroom suite with marble tile finishes, and comfort cooling in the reception room and bedroom. The flat also has underfloor heating and generously sized built-in storage.

Residents of Sky Gardens also have access to a spacious gymnasium located on the mezzanine level of the 8th-floor gardens, a 24-hour concierge service, bicycle storage, and a 35th-floor communal roof terrace offering breathtaking panoramic views of London.

Nine Elms tube station is 0.1 miles away and Vauxhall station is a short walk away, providing access to the Nine Elms & Battersea Power Station regeneration, all within easy reach.







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Property Features:

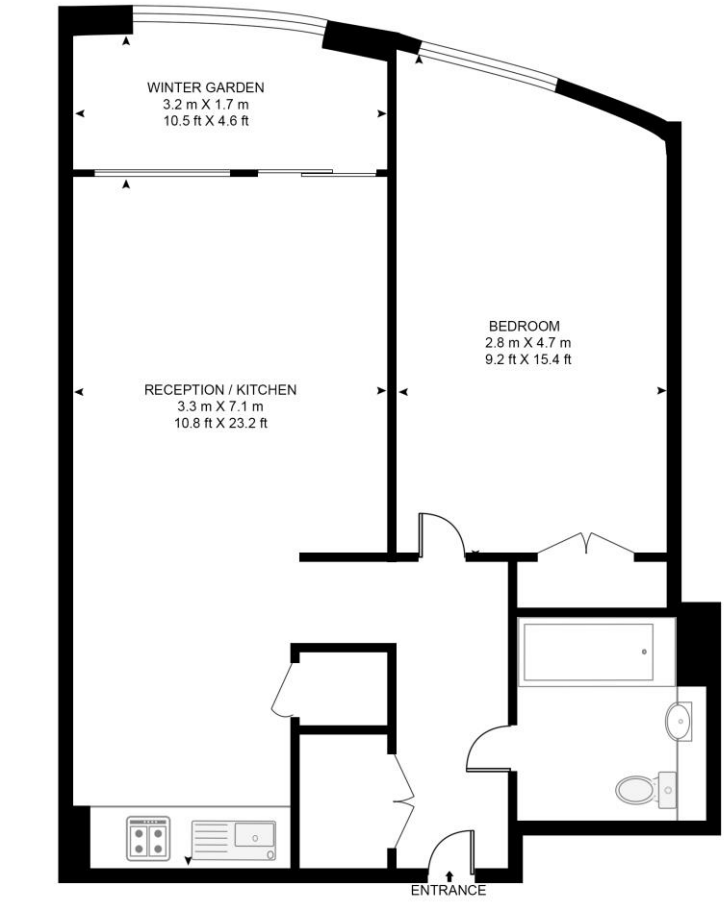
- One Bedroom
- One Bathroom
- Winter Garden
- 495 Square Feet (approximate)
- Concierge
- Roof Terrace & Communal Gardens
- Gym & Bicycle Storage
- Vauxhall Station (Zone 1)

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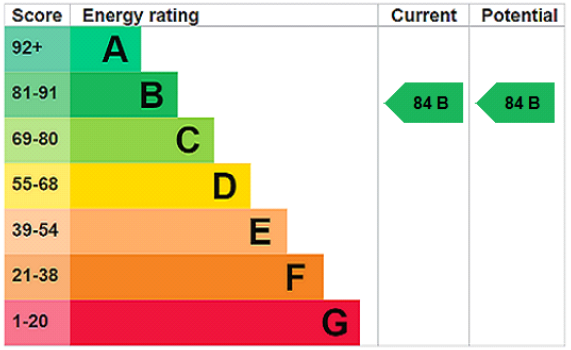
SKY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 493 SQ.FT (45.8 SQ.M)

(INCLUDING WINTER GARDEN 546 SQ.FT (50.7 SQ.M)



TWENTY FIFTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in the region of:	£499,950
Tenure:	Leasehold Expires 01/01/3016 Approximately 989 Years Remaining
Ground Rent:	£473.52 (per annum) For the year 2026
Service Charge:	£4,242.00 (per annum) For the year 2026
Anticipated Rent:	£3,150.00 pcm Approx. 7.6% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

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